

**FLOWER MOUND TOWN COUNCIL REGULAR MEETING;
TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION,
AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING;
AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING**



June 16, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

Mayor Moore called the meeting to order at 6:00 p.m. with the following members present:

Cheryl Moore, Mayor
Ann Martin, Mayor Pro Tem
Adam Schiestel, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2
Brian Taylor, Councilmember Place 3 (remotely)
Janvier Werner, Councilmember Place 4

constituting a quorum with the following members of the Town Staff participating:

Theresa Scott, Town Secretary
James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Tommy Dalton, Assistant Town Manager
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer
JP Walton, Strategic Services Officer

B. INVOCATION

Chaplain Liles gave the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

Mayor Moore led the pledges.

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not

listed on the agenda.

To speak to Council during public comment, please fill out a [comment form \(PDF\)](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the mayor
- Speakers must address their comments to the Town Council
- Please state your name and address when speaking

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Tyler Radbourne, 7400 Cross Timbers	Eden Ranch
2.	Krzysztof Gut, 3625 High Rd*	Eden Ranch (support)
3.	Kalim Chandsha, 4725 Ash St*	Eden Ranch (support)
4.	Richie Brown, 711 Pine Dr, Ocean Springs, MS	Eden Ranch
5.	Tommy Tran, 4721 Ash St	Pecan Acres (Pro Rata)
6.	Sean Baird, 4612 Hampshire Dr	Eden Ranch (support)
7.	Curtiss Walker, 3305 Rolling Hills	Homestead Exemption

** Indicates person did not wish to speak*

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members
There were no announcements from the Mayor or Councilmembers.

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

a. Employee Service Recognition

Mr. Childers recognized the following employees for 15+ years of service:

- Janiece Osbourne
- Kimberly Currrens

- Matt Trickle

and Theresa Scott, for her 18 years of service, because today is her last council meeting before her retirement date of June 27.

G. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding that a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

There were no future agenda item requests.

H. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Councilmembers plan to be at the July 7 meeting:

1. July 7 - Regular Meeting
2. July 17 - Work Session (canceled)

I. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

ACTION: Adam Schiestel moved to approve I.1-6 as presented in the agenda caption. Chris Drew seconded the motion.

AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

1. Minutes - 6/2 - Consider approval of the minutes from a regular meeting held on June 2, 2025.
2. Lease Amendment with T-Mobile - Consider approval of a lease amendment with T-Mobile West LLC, a Delaware limited liability company, successor in interest to VoiceStream GSMI Operating Company Inc, to extend the existing lease for antenna and equipment at \$155,129.25 for the first five-year term plus four additional and successive five-year terms, and authorization for the Mayor to execute same on behalf of the Town.
3. CIP Amendment No. 2 - Consider approval of Amendment No. 2 to the fiscal year 2024-2025 Capital Improvement Program.
4. PSA Wastewater Treatment Plant - Consider approval of a Professional Services Agreement with Plummer Associates, Inc. for the Wastewater Treatment Plant

Preliminary Treatment Area Improvement Project in the amount of \$537,658.00; and authorization for the Mayor to execute same on behalf of the Town.

5. CO2 Oak Street Lift Station and Forcemain Phase IV - Consider approval of Change Order No. 2 for the Oak Street Lift Station and Forcemain Phase IV project, amending the contract with Fort Worth Civil Constructors, LLC. to provide an increase to the contract in the amount of \$593,565.03
6. Open Records Request - Consider approval of a resolution updating the method for making written requests for public information.

RESOLUTION NO. 12-25

A RESOLUTION OF THE TOWN OF FLOWER MOUND, TEXAS, UPDATING THE DESIGNATED METHODS FOR MAKING WRITTEN REQUESTS FOR PUBLIC INFORMATION; DIRECTING THE TOWN SECRETARY TO TAKE NECESSARY ACTION; AND PROVIDING AN EFFECTIVE DATE.

J. WORK SESSION ITEM

1. Discussion of Stormwater Fee Study.

Chris Ekrut, NewGen Solutions, gave a presentation identifying or noting:

- what is an impervious area
- calculating the erus
- calculating the ERU rate and annual revenue
- drainage utility fee comparison
- path forward

and Mr. Childers pointed out the background information regarding the decision package for a new drainage crew.

and they responded to questions from Council regarding:

- future studies
- process used to determine ERUs
- tier billing
- average rates

K. REGULAR ITEM(S)

1. Legislative Priorities Update - Presentation and discussion on the Town's 2025 Legislative Priorities and the results of the 89th Texas State Legislature.

Consultant Presentation

Brandi Bird, Bird Consulting

Ms. Bird gave a presentation identifying or noting:

- legislative priorities: land use bills; tech HSC funding
- next steps

and she, or Mr. Childers responded to questions from Council regarding:

- what happens during the interim period

2. ZPD25-0001 – Flower Mound High School - Public hearing to consider an ordinance amending the zoning (ZPD25-0001 – Flower Mound High School) to amend Planned Development No. 34 with Single Family Detached Medium Density uses to request certain modifications to Section 94-63 (3) "Parking area trees," of the Code of Ordinances requiring that each parking space be located within 100 feet of a tree. The property is generally located west of Old Settlers Road and south of Peters Colony Road. (PZ recommended approval by a vote of 6 to 0 at its June 9, 2025, meeting.)

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- overall site plan
- site photos
- site plan
- development standards
- landscape plan

and she responded to questions or comments from Council regarding:

- exempt rule

Applicant Presentation

Hannah Haber, McAdams

Ms. Haber gave a presentation identifying or noting:

- site plan
- landscape plan

and she responded to questions from council regarding:

- timing for completion
- clarification regarding the tree relocation

Mayor Moore opened the public hearing at 7:18 p.m. No one spoke. Mayor Moore closed the public hearing at 7:18 p.m.

ORDINANCE NO. 20-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 43-95, AS AMENDED, WHICH ESTABLISHED PLANNED DEVELOPMENT DISTRICT NO. 34 (PD-34) ON CERTAIN PROPERTY INCLUDING 67.115 ACRES OF LAND SITUATED IN THE J. BAIRD SURVEY, ABSTRACT NUMBER 72, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 1AR2, BLOCK A OF THE FLOWER MOUND HIGH SCHOOL ADDITION BY ADOPTING DEVELOPMENT STANDARDS, AN OVERALL SITE PLAN, A CONCEPTUAL SITE PLAN, AND A CONCEPTUAL LANDSCAPE PLAN REFLECTING MODIFIED PARKING AREA TREE STANDARDS IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION:	Ann Martin moved to approve K.2. as presented in the agenda caption. Chris Drew seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

3. Homestead Tax Exemption - Consider approval of an ordinance increasing the residential homestead ad valorem (property) tax exemption to 17.5%.

Mr. Zagurski gave a presentation identifying or noting:

- property tax bill (estimated impact of exemptions)

and he responded to questions or comments from Council regarding:

- property tax relief options
- over 65 exemption
- 17.5% versus 20% homestead exemption

- market downturn

Mayor Moore announced that the Town Council is convening into a closed meeting at 7:34 p.m., pursuant to Texas Government Code Chapter 551.071. The Town Council reconvened into an open meeting at 7:39 p.m., and took the following action on the above item.

ORDINANCE NO. 21-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 62-55, "RESIDENCE HOMESTEAD EXEMPTION," DIVISION 2, "EXEMPTIONS," ARTICLE II, "PROPERTY TAXES," OF CHAPTER 62, "TAXATION", OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY INCREASING THE RESIDENTIAL HOMESTEAD AD VALOREM (PROPERTY) TAX EXEMPTION TO 20 PERCENT (20%) OF THE APPRAISED VALUE OF THE RESIDENCE HOMESTEAD; PROVIDING A SAVINGS/REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION: Chris Drew moved to approve K.3. with the homestead exemption increase to 20%. Janvier Werner seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

4. FY 24-25 Budget Amendment #2 - Consider approval of an Ordinance amending The Town's Budget for the Fiscal Year Beginning On October 1, 2024, And Ending On September 30, 2025, as adopted by Ordinance No. 40-24 and amended By Ordinance No. 04-25, and adopted by Resolution No. 14-24 for Fire District And Resolution No. 15-24 and amended by Resolution No. 04-25 for Crime District, by providing for adjustments to the General Fund, Utility Fund, Street Maintenance Sales Tax Fund, 4B Parks Sales Tax Fund, Crime District Sales Tax Fund, Fire District Sales Tax Fund, And Technology Replacement Fund.

Mr. Zagurski gave a presentation identifying or noting:

- budget amendment process
- by department expenditure increases
- revenues (sales tax; interest income)

and he responded to questions from Council regarding:

- sales tax projections

ORDINANCE NO. 22-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025, AS ADOPTED BY ORDINANCE NO. 40-24 AND AMENDED BY ORDINANCE NO. 04-25, AND ADOPTED BY RESOLUTION 14-24 FOR FIRE DISTRICT AND RESOLUTION 15-24 AND AMENDED BY RESOLUTION 04-25 FOR CRIME DISTRICT, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, UTILITY FUND, STREET MAINTENANCE SALES TAX FUND, 4B PARKS SALES TAX FUND, CRIME DISTRICT SALES TAX FUND, FIRE DISTRICT SALES TAX FUND, AND TECHNOLOGY REPLACEMENT FUND; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION: Adam Schiestel moved to approve K.4. as presented in the agenda caption. Chris Drew seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital Improvements Advisory Committee, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

1. Denco 9-1-1 Board of Managers - Consider approval of a resolution casting the vote of the Town of Flower Mound, Texas, for the election of the Denco Area 9-1-1 District Board of Managers.

There was Council discussion regarding the qualifications of both candidates.

RESOLUTION NO. 13-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, CASTING THE TOWN OF FLOWER MOUND'S VOTE FOR THE ELECTION OF THE DENCO AREA 9-1-1 DISTRICT BOARD OF MANAGERS; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Ann Martin moved to cast a vote for Steve Southwell to serve on the Denco Area 9-1-1 District Board of Managers. Adam Schiestel seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None

ABSTAIN: None
RESULT: 5 : 0

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

Mayor Moore announced that the Town Council is convening into a closed meeting at 7:48 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

1. Consultation with Town Attorney.
 - a. Case No. 4:25-cv-00244 Rembert, et al v. Town of Flower Mound
2. Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, public rights-of-way, and/or other municipal purposes, including real property located north of FM 1171 and west of US 377, and all matters incident and related thereto.
3. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.
4. Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, requests for incentive related proposals to develop real property, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.
5. Discuss and consider the hiring of the Town Secretary, and all matters incident to and related thereto.

ACTION: Ann Martin moved to appoint Traci Henderson as Town Secretary for the Town of Flower Mound, effective July 7, 2025, with the terms and conditions as discussed in closed session. Chris Drew seconded the motion.

AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

N. RECONVENE

The Town Council reconvened into an open meeting at 8:15 p.m., to take action on item M.5.

O. ADJOURN

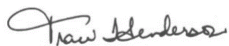
Mayor Moore adjourned the meeting at 8:16 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY